



City of Seattle

Gregory J. Nickels, Mayor
Department of Design, Construction and Land Use
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2301997
Applicant Name: Terry Wilson
Address of Proposal: 7339 12th Avenue Southwest

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide two parcels into three parcels of land. Proposed parcel sizes are as follows: Parcel A) 7,646 square feet, Parcel B) 7,204 square feet; and Parcel C) 7,202 square feet. Existing single-family residences would remain on Parcel A and Parcel B.

The following approval is required:

Short Subdivision - To subdivide two existing parcels into three lots.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 22,052-square foot site is located on the west side of 12th Avenue Southwest, between Southwest Webster Street and Southwest Othello Street in West Seattle. The site consists of two tax parcels zoned Residential, Single Family 7,200 (SF 7200) and each parcel is currently developed with a single-family residence. The site has approximately 118 feet of street frontage

along 12th Avenue Southwest which has a 60-foot right-of-way and a 28.1-foot paved roadway. Only the west side of 12th Avenue Southwest is improved with a curb and sidewalk.

The subject parcel is relatively flat but slopes down at the westerly end of the property. There is a change in elevation of approximated six feet on proposed Parcel C. The site is not located within any identified designated Environmentally Critical Area (ECA).

Properties in the immediate vicinity are zoned Single Family 7200. Properties south of Southwest Webster Street are zoned Single Family 5000. Development in the area consists primarily of single-family houses of varying age and architectural style, consistent with the single-family zoning designation. Riverview Playfield, a City of Seattle park, is located directly across 12th Avenue Southwest.

Proposal

The applicant proposes to subdivide two parcels of land into three (3) lots. Proposed lot sizes would be as follows: Parcel A) 7,646 square feet, Parcel B) 7,204 square feet; and Parcel C) 7,202 square feet. The existing single-family residences on proposed Parcel A and Parcel B would remain. Three accessory storage sheds will be removed.

Proposed Parcels A and B would have street frontage on 12th Avenue Southwest. Proposed Parcel C would have access to 12th Avenue Southwest via a 12-foot wide ingress, egress and utility easement across proposed Parcel B.

No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

The comment period for this proposal ended on June 4, 2003. During the public comment period, DCLU received one written comment. The letter inquired about the development standards applicable to future development of the proposed parcels.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property's zone (SF 7200) is intended for single-family residential uses with a minimum lot size of 7,200 square feet. The lots created by this proposed division of land would conform to all applicable development standards of the SF 7200 zoning district. The proposed parcels would provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other applicable Land Use Code development standards.
2. The lots are provided vehicular access to 12th Avenue Southwest, either directly or over an easement, consistent with the requirements of the Code. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and does require an easement to provide for electrical facilities and service to the proposed lots. This short plat provides for adequate access for vehicles, utilities, and fire protection. Parcel B will be required to allow posting of address signage for Parcel C.
3. This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed the short plat application, and Water Availability Certificate #2003-0521 was issued on May 22, 2003.

The proposed parcels are served by a public sanitary sewer (PSS) in 12th Avenue Southwest. The proposed short subdivision includes an adequate easement for new construction on proposed Parcel C to access the PSS in 12th Avenue Southwest. Stormwater runoff from new construction will be discharged to the public storm drain (PSD) in Southwest Webster Street by way of curb discharge. Stormwater plan review

requirements will be made at the time of building permit application(s) in accordance with any applicable stormwater ordinances in effect at that time. If the project results in more than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan prepared in accordance with SMC 22.802.015(D) and 22.802.020, may be required.

4. An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for owner-occupied housing would be provided within the City limits as a result of this subdivision. Upon completion of the conditions in this analysis and decision, the proposal would meet all applicable criteria for approval of a short plat.

5. The site is not located in any environmentally critical area as defined in SMC 25.09.240: no environmentally critical areas have been mapped or otherwise observed on the site.
6. There are approximately six trees on the property. Most of the trees are located on proposed Parcel A along the east property line and on the sides (north and south) of the existing house. One tree is located on proposed Parcel C along its south property line. Development of the proposed lots would allow most of the trees to be preserved, depending upon the location of the root systems and the overall health of the trees. The proposed parcels are laid out such that most of the trees could be retained. Thus, the subdivision has been designed to maximize the retention of existing trees.

Future construction is subject to the provisions of SMC 23.44.008, (tree replacement/preservation requirements on single family lots) and SMC 25.11.060 (tree protection requirements for single family lots).

7. This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

The owner(s) and/or responsible party(s) shall:

Prior to Recording

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.
3. On the final plat, provide an easement or covenant on Parcel B to allow for the proper posting of address signage for Parcel C.
4. Include an easement to provide for electrical facilities and service to the proposed lots as required by Seattle City Light (as described in Exhibit "A," P.M. #240430-3-014) on the final short subdivision.
5. Retain all trees on Parcels C until such time as future construction is approved subject to the provisions of SMC 23.44.008 and SMC Chapter 25.11.

Prior to the Individual Transfer or Sale of Lots

6. Legally demolish or remove the existing sheds (one on Parcel C, one straddling the proposed line between Parcels A and C, one straddling the proposed line between Parcels B and C) prior to sale, purchase, or other ownership transfer of any of the parcels.

After Recording and Prior to Issuance of Any Building Permits

7. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Signature: _____ (signature on file) Date: July 21, 2003
Darlene Edwards
Land Use Planner
Department of Design, Construction and Land Use

DE:bg

EdwardsD:\Decisions\Short Plats\2301997.doc